

ARTICLE 103  
SUMMARY

103.0101 Definition

The Master Plan for Detroit is a set of integrated plans prepared by the municipality and formally adopted by its administrative and legislative authorities, to provide for improvement of the city within its present legal limits. Based on a careful appraisal of social needs and economic resources, it furnishes a basic pattern for the guidance of normal change and growth within the city's legal and financial capacity.

103.0102 Goals and Objectives

The Master Plan is directed toward the following City Goals:

1. Designation of the most appropriate areas for homes, industry, commerce and other major types of urban land use.
2. Provision of schools, recreational areas, and other public service facilities adequate to the needs of all neighborhoods and communities.
3. Provision of trafficways and transportation facilities to interconnect and serve the needs of all parts of the city.
4. Establishment of a pattern of neighborhoods and communities which can be a sound basis for action to protect good residential areas, and to rebuild areas now blighted and out-worn.
5. Development of a Civic Center, a Cultural Center, Medical Center and Detroit's natural heritage in the riverfront.

As these goals are expressed in measureable objectives and general maps, they have a widespread importance to many people in many parts of the city.

To the family seeking a home, they show generally where the children will walk to schools and playgrounds, where the housewife will go to shop.

To the man traveling to work or downtown, they show generally where highway improvements and freeways will be built.

To the merchant locating a store, they show the size and general character of the residential area which his store will serve.

To the builder and developer, they show the areas which will be available for residential building, both on vacant land, and on land which the city proposes to prepare for rebuilding.

To the industrialist, they show the size and locations of areas suitable for industrial development.

The Master Plan has received formal approval of the Mayor and the Common Council. It is used by them and by the operating departments as an aid in administrative decisions in zoning matters, and decisions as to the need and location of public services. The Plan sets objectives for the next twenty-five years.

### 103.0103 Implementation

In general the provisions of the Master Plan fall into two groups: those which affect private building activities, and those which involve public improvements or require public funds.

The first group come about largely through the regulations of land use in the Zoning Ordinance. Zoning districts established in accordance with the Master Plan objectives regulate development of vacant land in accordance with those kinds of structures and activities which are shown on the land use map. The same regulations, of course, govern the rebuilding where old buildings or areas are razed, even though the slowness of the processes of replacement make the controls less apparent.

The second group of Master Plan provisions depend for their realization upon the rate at which public funds can be made available for their realization. Map locations designated "Proposed" give some indication of the needs yet to be met.

Since the Master Plan includes many desirable improvements to be realized over a period of years, it is recognized that future developments may suggest solutions which vary in their specific details from those which are now proposed. It is recognized that these variations in detail are possible and proper, and are a necessary step in the realization of the general objectives and principles set forth in the Plan.

The Master Plan is the general policy step in the planning and development process and as such, is the official framework policy guide for public officials and citizens when making decisions regarding rezoning the use of land, relating specific public and private action projects to each other and their surroundings, and relating the City to the Southeast Michigan Region. The City Plan Commission, with the cooperation of the operating departments, reviews specific plans as they are proposed by citizens, organizations and agencies, drafts proposed amendments as necessary and submits recommendations to the Mayor and the Common Council for official consideration and action. In this way, the Master Plan, rather than being static or obsolete is continuously evolving as a policy guide for city change.